

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 7, 2005

ITEM NO. \_\_\_\_\_

CASE NUMBER/  
PROJECT NAME

**89-DR-2004#2**  
**Office Center @ Bell Road**

LOCATION

8311 E Hartford Drive, at the northeast corner of Bell Road and 82<sup>nd</sup> Street in Perimeter Center

REQUEST

Request approval of a site plan and elevations for a two-story office building.

OWNER

Desert Troon Commercial  
480-563-5247

ENGINEER

Wrg Design Inc.  
602-977-8000

ARCHITECT/  
DESIGNER

Butler Design Group  
602-957-1800

APPLICANT/  
COORDINATOR

Tom Rief  
Land Development  
Services  
(480) 946-5020

BACKGROUND

## **Zoning.**

The site is zoned Industrial Park (I-1 PCD) District which allows for office, medical offices, manufacturing, storage, warehouse and related uses. The Perimeter Center PCD (Planned Community Development) District provides overall planning and design standards for the 240-acre business park, including, circulation, drainage, open space and development design policies for the area.

## **Context.**

The site is located in Perimeter Center, north of Bell Road and east of 82<sup>nd</sup> Street.

Adjacent Uses:

- North: Other office/ warehouse uses within the Perimeter Center with I-1 PCD zoning.
- South: Bell Road and apartment and condominium uses with R-5 zoning.
- East: Similar office/ warehouse uses within Perimeter Center with I-1 zoning.
- West: 82<sup>nd</sup> Street and the City's 71-acre CAP Basin Recreational Park with R-4 PCD zoning.

APPLICANT'S  
PROPOSAL

## **Applicant's Request.**

The request is for approval of a site plan and elevations for the Phase II office building as part of an overall multi-building office center. Phase I provided approval for the initial building at the center, situated at the southwest corner of the site as well as overall conceptual site plan approval for the remainder of the center. The original site plan has been revised reducing the number of buildings on the overall site, while open space areas and access locations onto adjoining streets remain the same. Approval of the remaining buildings of the center will

return to DRB for later consideration.

A substantial part of the overall site improvements are being constructed in Phase I including: installation of sewer and water, construction of the initial underground parking garage and surface parking lot; and site landscaping. Phase I is currently under construction. Additional improvements including a second underground parking garage plus provision of an expanded surface parking lot with adjoining landscape area is provided with Phase II. Additional improvements will also be provided with the future office phase. The 156 +/- stall parking garage is designed to accommodate the weight of fire department vehicles driving over the structure at grade level.

Access to the site was established by Phase I and includes 2 locations from Hartford Drive along the northeast and one location from 82<sup>nd</sup> Street toward the west side of the site. Existing area streets are designed to accommodate the level and type of traffic generated by this use. The City will locate a future traffic signal at the Bell Road/ 82<sup>nd</sup> Street intersection as part of the CAP Basin Park improvements.

The proposed Phase II office building is similar to Phase I and consists of brown CMU with tan and green EIFS and beige metal panel walls and limited yellow wainscot. The building has a varied height parapet roof with metal roof top mechanical equipment screens. Regularly spaced windows are provided around the first floor of the building with continuous rows of glass shaded by 2-foot wide flat metal shade screens, along the 2<sup>nd</sup> floor. A large raised 2-story canopy is provided at the entry on the north side of the building and along the outside patio area at the east side.

Landscaping includes Mesquite, Palo Verde, Acacia and other xeriscape plant materials to match Phase I. Existing turf lined channels located along Bell Road and 82<sup>nd</sup> Street will remain with no additional turf being proposed.

**Development Information:**

- Existing Use: vacant property
- Parcel Size: 10.88 acres (474,128 square feet).
- Building Square Footage: Proposed Phase II building contains 69,170 square feet, while the previously approved Phase I building contains 106,980 square feet. Future phase buildings will return to DRB for later approval and contain approximately 8,008, 10,466 and 25,434 square feet for a combined future phase total of 43,908 square feet.
- Building Height Allowed/Proposed: 36 ft. to top of parapet
- Parking Required/Provided: On the overall site, 733 spaces are required and 856 spaces are provided including a 156 stall +/- underground parking garage as part of Phase II. Phase I had 444 spaces required, with 640 spaces provided including a 297-space underground parking garage.
- Open Space Required/Provided: 92,929 square feet/ 126,892 square feet
- FAR: 0.464 including future phase buildings
- Number of Units/Density: N/A
- Total Square Footage: Phases I, II and future phases will contain a total floor area of approximately 220,058 square feet.

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Case No. 89-DR-2004#2

DISCUSSION

The overall site is currently being developed as part of the Phase I approval. Development conforms to the Perimeter Center Planned Community District (PCD) and is surrounded by similar industrial zoning to the north and east while the City's new CAP Basin Park is located to the west. A landscape buffer adjacent to the south side of the site separates condominium and apartment development located south of Bell Road and a traffic signal is proposed to be installed at 82<sup>nd</sup> and Bell to permit traffic to access both streets. Office use of the site is compatible with the surrounding area use.

KEY ISSUES

- The main portion of the overall site plan was approved and will be developed as part of Phase I. The Phase II building is the subject of the application. Future phases will return for later DRB approval.
- Area streets are designed to accommodate the level and type of traffic generated by the use.
- Notification letters were sent out to adjacent property owners within 750 feet of the site. No neighborhood opposition has been received.

OTHER BOARDS AND  
COMMISSIONS

- Cases 11-ZN-1986 and 10-ZN-1988 established I-1 and C-2 zoning categories for the Perimeter Center and provided overall development standards in 1986 and 1988.
- Case 89-DR-2004 gave development approval for the overall site plan and elevations for the Phase I building with a 297 stall, underground parking garage, at the southwest corner of the site on December 2, 2004.

STAFF  
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

Scottsdale Development Review Board Report  
Case No. 89-DR-2004#2

STAFF CONTACT(S)      Al Ward  
Senior Planner  
Phone: 480-312-7067  
E-mail: award@ScottsdaleAZ.gov

APPROVED BY

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Al Ward  
Report Author

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Lusia Galav, AICP  
Development Planning Manager  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- 6A. Elevations Colors and Materials Sheet
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

# **PROJECT NARRATIVE**

## **82<sup>nd</sup> STREET & BELL ROAD OFFICE CENTER: PHASE 2 - LOT 6, PERIMETER CENTER Case 89-DR-2004 #2**

- This request is to approve a 70,000 s.f. office building within an office complex development at the NEC of Bell Road and 82<sup>nd</sup> Street. The site plan and the Phase 1 building (100,000 s.f.) were approved by the Board on December 2, 2004.
- Phase 2 of the project is a 70,000 s.f. 2-story office building located along the Bell Road frontage in the southeast portion of the site. The new office building includes at-grade and underground parking.
- Phase 1 is currently under construction and includes a majority of the site improvements. Phase 2 improvements will be consistent with the previous approval of the site. The remainder of the buildable area of the site is shown as Phase 3 on the Phasing Plan and will return to the Board for separate approval.
- Building architecture will be consistent with that approved on the Phase 1 building. Materials consist of stone veneer walls and columns with solar insulated windows. Colors reflect a light desert tone complimented by a landscape pallet consistent with the developed Perimeter Center.

**ATTACHMENT #1**

89-DR-2004#2  
4/18/2005





Office Center @ Bell Road

**89-DR-2004#2**

ATTACHMENT #2

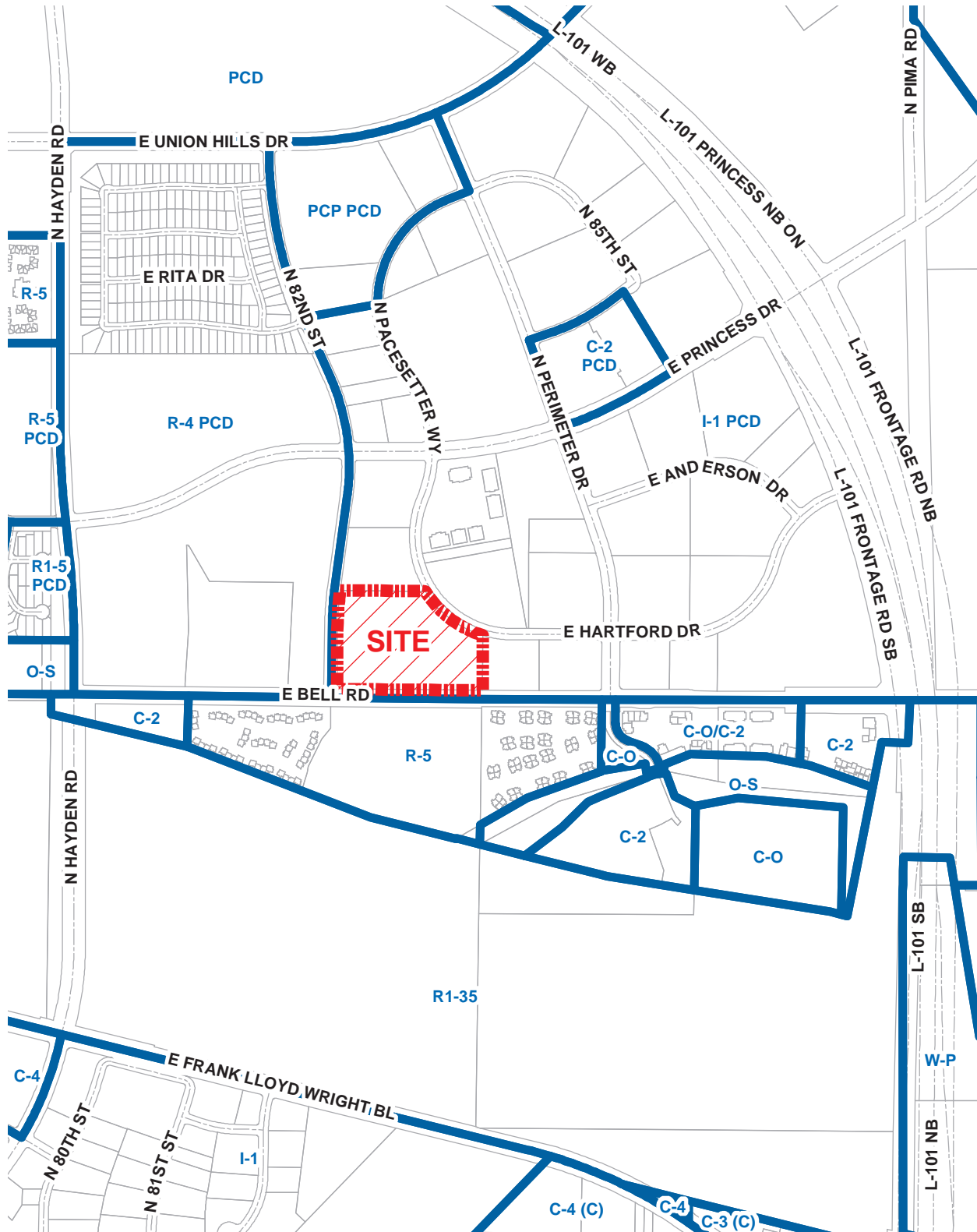




Office Center @ Bell Road

**89-DR-2004#2**

ATTACHMENT #2A

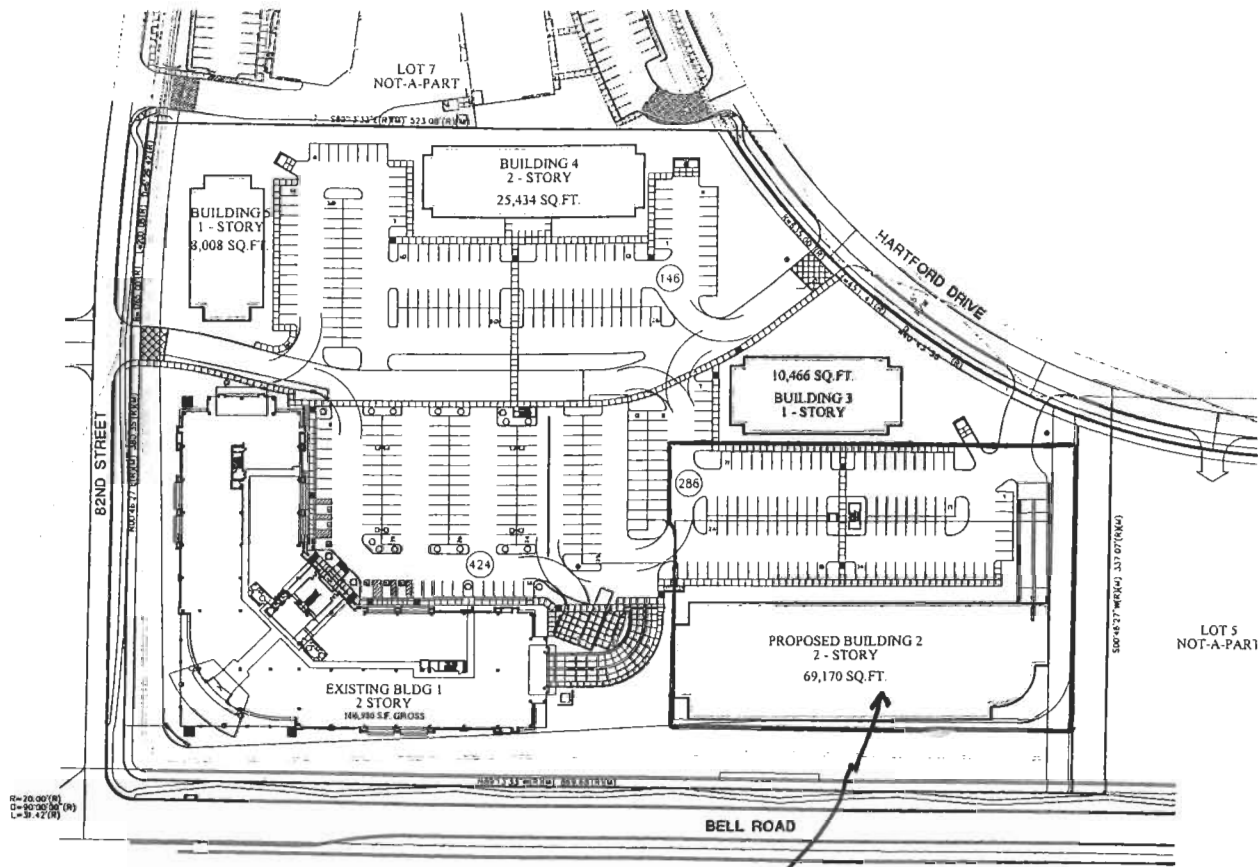


89-DR-2004#2

ATTACHMENT #3







**SITE PLAN**

**SITE DATA**

|                                     |                       |
|-------------------------------------|-----------------------|
| <b>SITE AREA</b>                    |                       |
| GROSS SITE AREA                     | 34,411 S.F. (1.18 AC) |
| NET SITE AREA                       | 17,128 S.F. (1.08 AC) |
| NET ZONING                          | 11-PCD                |
| <b>BUILDING AREAS - GROSS S.F.</b>  |                       |
| BUILDING                            | 1ST FLOOR             |
| BUILDING 1                          | 1ST FLOOR             |
| BUILDING 2                          | 1ST FLOOR             |
| BUILDING 3                          | 1ST FLOOR             |
| BUILDING 4                          | 1ST FLOOR             |
| BUILDING 5                          | 1ST FLOOR             |
| <b>TOTAL SITE BUILDING AREA</b>     |                       |
| 80,008 S.F.                         |                       |
| <b>PARKING REQUIRED (1000 S.F.)</b> |                       |
| ACCESSIBLE PARKING REQUIRED (ADA)   |                       |
| VAN DESIGNATED PARKING              |                       |
| BICYCLE PARKING REQUIRED (ADA)      |                       |
| ACCESSIBLE PARKING PROVIDED         |                       |
| BICYCLE PARKING PROVIDED            |                       |
| % COVERAGE (TOTAL SITE)             |                       |
| 1ST FLOOR SQ. FT. (NET SITE AREA)   |                       |
| TOTAL PARKING AT GRADE              |                       |
| GRADE LEVEL PARKING RATIO           |                       |
| TOTAL PARKING BY GARAGE             |                       |
| GARAGE PARKING RATIO                |                       |
| TOTAL SITE PARKING                  |                       |
| TOTAL SITE PARKING RATIO            |                       |
| <b>OPEN SPACE</b>                   |                       |
| REQUIRED                            | 62,329 S.F.           |
| PROVIDED                            | 126,192 S.F.          |
| <b>PARKING AREAS</b>                |                       |
| REQUIRED                            | 113,054 S.F.          |
| <b>PROVIDED</b>                     |                       |
| 126,192 S.F.                        |                       |
| <b>PROVIDED LANDSCAPE AREA</b>      |                       |
| REQUIRED                            | 18,758 S.F.           |
| PROVIDED                            | 18,758 S.F.           |

Phase II

① MASTER SITE PLAN



**BUILDING 2 - LOT 6 PERIMETER CENTER**

Phase 2

OFFICE BUILDING

SCOTTSDALE, AZ

5039

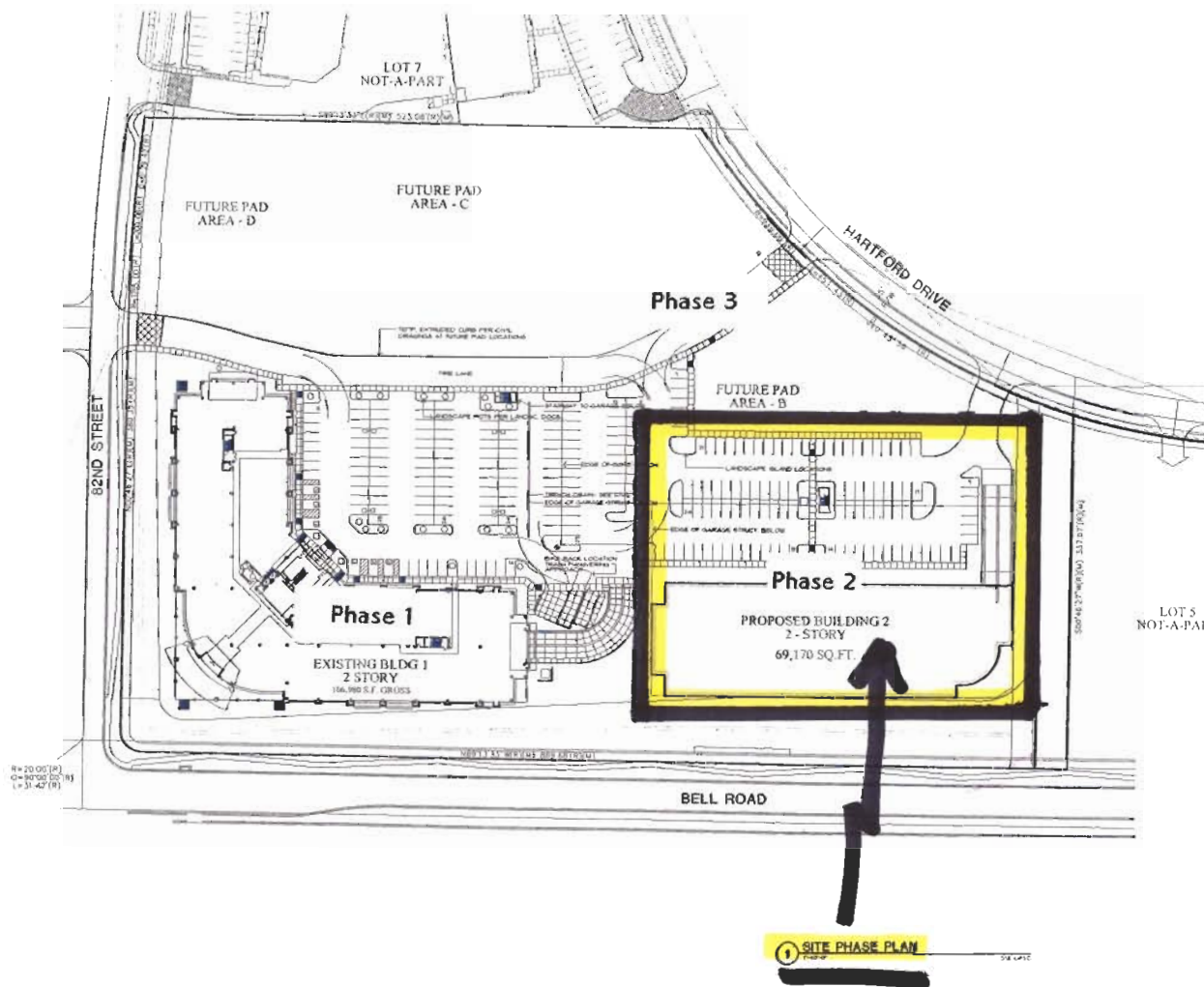
APRIL 13, 2004

DEVELOPED BY  
DESERT TROON COMPANIES



ATTACHMENT #4

89-02-2004 #2  
4/18/05



# BUILDING 2 - LOT 6 PERIMETER CENTER

Phase 2

OFFICE BUILDING  
SCOTTSDALE, AZ

5029  
APRIL 15, 2005

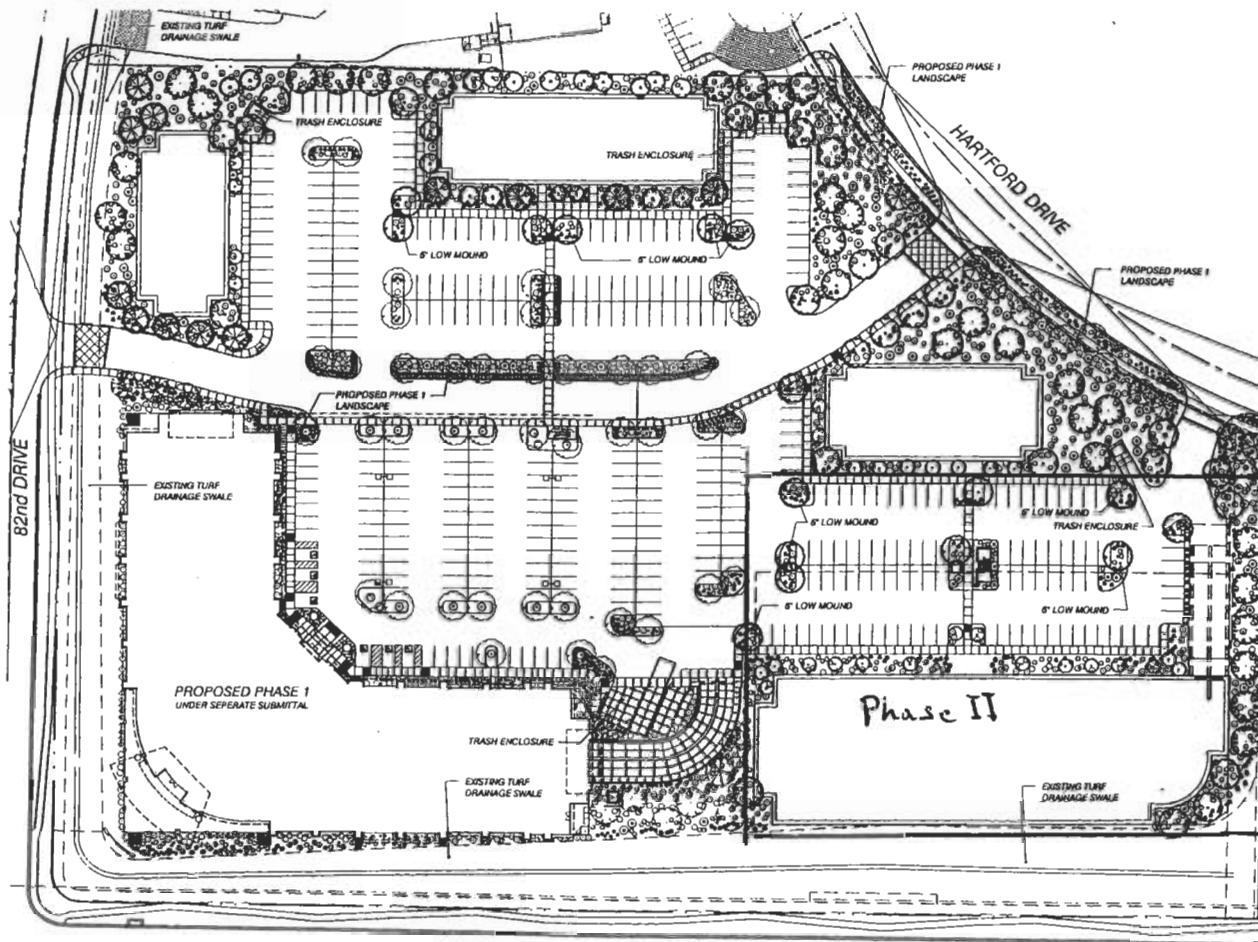
89-02-2004 #2  
4/18/05



# LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

| TREES   | SIZE                       | SHRUBS / ACCENTS   | SIZE   |
|---|----------------------------|--|--|
| Acacia salicina<br>Yellow Acacia  | Multi<br>24" box           | Hesperaloe parviflora<br>Red/Yellow Yucca  | 5 gallon   |
| Cercocarpus maculata<br>Mexican Bird of Paradise                                    | 15 gallon<br>multi         | Yucca aloecifolia<br>Spawfish bayonet  | 24" box<br>multi                                       |
| Cercocarpus hybrid<br>Sonoran Hybrid<br>(from Desierto Verde or salvaged from site) | Standard<br>36" box u.o.n. | Leucophyllum laurifolium 'Rio Bravo'<br>Rio Bravo Sage   | 5 gallon   |
| Acacia small<br>Sweet Acacia  | multi<br>36" box           | Eriogonum fasciculatum<br>'Valentine' Bush   | 5 gallon   |
| Cercocarpus bodinii<br>Blue Palo Verde  | multi<br>54" box           | <b>GROUND COVER</b> 5 GAL  |  |
| Prosopis juliflora<br>Native Mesquite   | multi<br>24" box           | Lantana montevidensis<br>New Gold & Purple Trailing Lantana  | 5 gallon<br>5050 bar                                   |
|   |                            | Convolvulus crepidifolius<br>Bush Morning Glory  | 5 gallon   |
|   |                            | Surface Select Granite 54" Adhesive<br>(bury 1/2 in. see detail)   | 50% 32x32<br>2700 lbs min<br>50% 43x43<br>4800 lbs min |
|   |                            | Decomposed Granite 1/2" Medial Gold, 2" min<br>thickness in all landscape areas<br>Select samples to Landscape architect   |  |
| <b>SHRUBS / ACCENTS</b> 5 GAL   |                            | <b>Conceptual Landscape Notes</b>  |  |
| Calliandra eriophylla<br>Pink Fairy Duster  | 5 gallon                   | The entire site will be maintained in accordance with<br>City of Scottsdale Standards.   |  |
| Cassia phytolacca<br>Silver Cassia  | 5 gallon                   | 50% of all trees will be 2" caliper or larger.   |  |
| Baileya multiradiata<br>Desert Marigold   | 1 gal.                     | An automatic irrigation system will be installed<br>providing 100% coverage to all landscape trees.  |  |
| Cercocarpus gilliesii<br>Yellow Bird of Paradise                                    | 5 gallon                   | 1/2" Mining Medium Gold, 2" minimum thickness<br>(submit sample to Landscape architect for approval)<br>Place in all non-plant rock and non-plant landscape  |  |
| Ruellia pennsylvanica<br>Ruellia  | 5 gallon                   | All earthwork will be done so that all water drains<br>away from buildings, structures and will not impede<br>natural drainage patterns.   |  |
| Leucophyllum frutescens 'Green Cloud'<br>Green Cloud Sage                           | 5 gallon                   | Structures and landscaping within a triangle measured<br>back 18' from property line and 20' along property<br>line on each side of the driveway entrance will be<br>maintained at a maximum height of 8'. |  |
| Tecoma stans<br>'Orange Jubilee'  | 5 gallon                   | All final landscape plans to meet City of Scottsdale<br>Minimum standards for quality and type.  |  |
| Bougainvillea 'Barbara Karst'<br>Barbara Karst Bougainvillea                        | 5 gallon                   | SIGHT DISTANCE TRIANGLES: AREAS TO BE CLEARED OF<br>LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS<br>BETWEEN 7' AND 7' IN HEIGHT.   |  |
| Dasyatis wheeleri<br>Desert Spoon   | 5 gallon                   | All applicable trees impacted by this project will be salvaged<br>as required.   |  |
| Acrocalymma subulata<br>Desert Millweed   | 5 gallon                   |  |  |
| Agave desertiana<br>Agave (TO BE APPROVED BY LA)                                    | 5 gallon                   |  |  |
| Agave gemmifera<br>Twin Flower Agave  | 5 gallon                   |  |  |
| Dasyatis longissima<br>Toothless Desert Spoon                                       | 5 gallon                   |  |  |



BELL ROAD

## Conceptual Landscape Plan

SCALE: 1" = 40' 0"

DEVELOPED BY  
DESERT TROON COMPANIES

## NEC OF BELL ROAD AND 82ND STREET

Phase 2

TWO STORY OFFICE  
SCOTTSDALE, AZ

5029  
MARCH 18, 2005

ATTACHMENT #5



89-DR-2004 #2  
4/18/05





SOUTH ELEVATION - BELL ROAD VIEW



NORTH ELEVATION - ENTRY VIEW



WEST ELEVATION



EAST ELEVATION

89-DR-2004 #2  
4/18/05

ATTACHMENT #6

 DESERT TROON COMPANIES

# BUILDING 2 - LOT 6 PERIMETER CENTER

Phase 2

OFFICE BUILDING  
SCOTTSDALE, ARIZONA  
05029

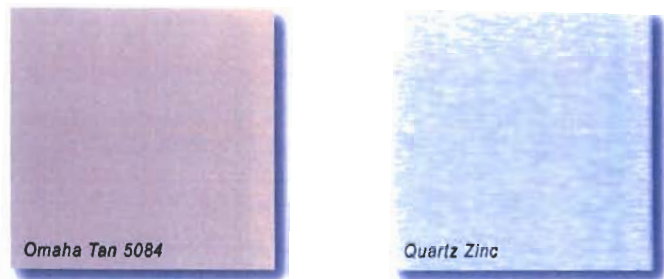






# **EXTERIOR PAINT**

by Sherwin Williams



# **COLORED CONCRETE**

by Davis Colors

# **ROOFING MATERIAL**

by Atlas International



# **CLADDING**



# **GLAZING**

by Viracon

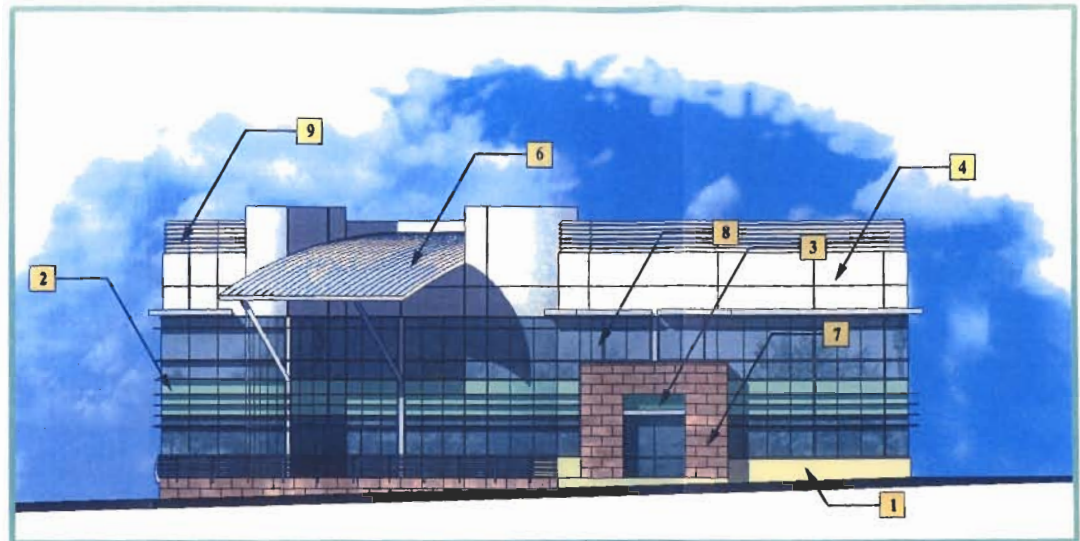


# **ACCENT METAL / MULLIONS**



# **LIGHT STANDARDS**

by Lithonia



## **ELEVATIONS COLORS AND MATERIALS SHEET**

## **ATTACHMENT 6A**

Perimeter Center  
Building 2  
8311 E. Hartford  
Scottsdale, AZ

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- |   |   |
|---|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p><u>AS SHOWN</u><br/> <u>                    </u><br/> <u>                    </u></p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS &amp; SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS &amp; EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> A. KNOX BOX</li> <li><input type="checkbox"/> B. PADLOCK</li> <li><input type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</li> </ul> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER &amp; FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK &amp; KEYED TO MATCH THE FIRE ALARM CONTROL PANEL &amp; SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input checked="" type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.<br/> <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. <u>When hose lay greater than 150' from fire truck access</u></p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT &amp; EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE &amp; THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS &amp; AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP &amp; SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</li> <li><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</li> </ul> <p><input type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE &amp; 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|---|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: OFFICE / GARAGE / MERCANTILE SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. PROVIDE A LOOPED UNDERGROUND WATER MAIN

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:  
Office Center @ Bell Road  
Case 89-DR-2004#2**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

**PLANNING**

**APPLICABLE DOCUMENTS, PLANS AND RELEVANT CASES:**

**DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations and elevations color and materials sheet submitted by Butler Design Group and dated 04/18/05 by City staff.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Butler Design Group and dated 04/18/05 by City staff.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Laskin & Associates, Inc and dated 04/18/05 by City staff.
  - d. The location and configuration of open space shall be consistent with the site plan worksheet submitted by Butler Design Group and dated 04/18/05 by City staff.
  - e. The photometric, lighting fixture type, location and configuration of all site lighting shall be consistent with the lighting plans submitted by McGrew Engineering, Inc. and dated 04/18/05 by City staff.

**Ordinance**

- B. Subsequent development review cases on the site shall return for Development Review Board approval.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. All walls shall match the architectural color, materials and finish of the building(s).

**ATTACHMENT B**



**Ordinance**

- C. Developer shall show the calculations used in determining the benchmark for measuring the building height. With Final Plans submittal the elevations shall be revised to demonstrate compliance with the building height maximum, as defined in the Zoning Ordinance.
- D. All roof-top mechanical equipment shall be screened to the height of the tallest unit. With Final Plans submittal indicate mechanical equipment and the roof deck as dashed lines on the elevation drawings, and label as mechanical equipment and roof-deck beyond.

**SITE DESIGN:****DRB Stipulations**

- 9. Buildings 3 through 5, as shown on the site plan, shall return for separate review and Development Review Board hearing.

**Ordinance**

- E. Developer shall demonstrate that Building 2 complies with the building setback (or "front yard") requirement pursuant to the Industrial Park District (I-1) property standards in the Zoning Ordinance, at the time of Final Plans review for building permit.

**LANDSCAPE DESIGN:****DRB Stipulations**

- 10. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
- 11. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

**Ordinance**

- F. Revise the landscape plan to meet with the following requirements:
  - (1) Trees shown within public utility easements are to be relocated onsite.
  - (2) Trees shall be a minimum seven (7) feet from public water and sewer lines, to the satisfaction of Water Resources.
- G. All trees over fifteen (15) gallon shall be identified by caliper size. Mature single trunk trees shall be a minimum of two (2) inch caliper, and multi-trunk trees shall be an average one (1) inch caliper in size.
- H. Provide calculations (for all plants not listed on the Arizona Depart of Water Resources (ADWR) plant list) showing the total amount of high-water intensive landscape proposed and the maximum amount allowed by the City Code.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

- 12. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign.
- 13. The individual luminaire lamp shall not exceed 250 watts.
- 14. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 16 feet.
- 15. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
- 16. Incorporate into the project's design, the following:
  - Parking Lot and Site Lighting:

- f. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.0 foot-candles.
- g. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- h. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

**Building Mounted Lighting:**

- i. Building mounted lighting is not proposed with this submittal. The developer shall submit manufacturer cutsheets and a revised electrical site plan for staff review, should the developer desire to utilize building mounted fixtures in the future.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

- 17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.
- 18. Developer shall disperse the accessible parking throughout the site rather than one location when subsequent buildings are constructed.

**Ordinance**

- I. Provide at least one (1) bicycle space for every ten (10) vehicular spaces required by the Zoning Ordinance.
- J. If covered parking is provided for the general public, accessible covered parking (in conformance with ADA requirements) shall also be covered in the same proportion for non-residential places of public accommodation. Covered accessible parking may be located contiguous to covered spaces if an accessible path of travel to the building is provided.
- K. Provide a minimum of four (4) percent of the required parking as accessible parking pursuant to the Zoning Ordinance.
- L. Identify the location of all van accessible parking.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

- 19. No exterior vending or display shall be allowed.
- 20. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 21. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

**Ordinance**

- M. Demonstrate compliance with the Lot Coverage requirement of the Industrial Park District (I-1) in conformance with the Zoning Ordinance.
- N. Revise gross floor area calculations to include all staircase(s) and elevator areas, in accordance with the Zoning Ordinance definition of Gross Floor Area.

**RELEVANT CASES:**

**Ordinance**

- O. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 10-ZN-1988, 89-DR-2004.

## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **APPLICABLE DOCUMENTS AND PLANS:**

22. Site Plan, dated 4/15/05, prepared by Butler Design Group, dated 4/18/2005 by City Staff.
23. Concept Grading and Drainage Plan, dated 4/15/05, prepared by WRG Design, Inc., dated 4/18/05 b City Staff.
24. Drainage Design Report, dated 2/24/05, prepared by WRG Design, Inc., dated 4/18/05 by City Staff.

### **CIVIL IMPROVEMENT PLAN REQUIREMENTS:**

#### **DRB Stipulations**

25. A copy of approved City of Scottsdale Plan# 4031-04, Perimeter Parkview Corporate Center shall be submitted with the final plan submittal for this project. Final plans for Phase II shall show improvements proposed under Phase I, Plan# 4031-04 as existing improvements. Limits of proposed construction under this phase and improvement in the future phases shall be clearly shown.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

26. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
  - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
27. Demonstrate consistency with the approved master drainage plan and report for Perimeter Center, revised July 1988, and the Master Drainage Report for Perimeter Center Phase II, dated April 1989, prepared by Collar, Williams & White Engineering.
  - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
  - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
28. Basin Configuration:
  - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
  - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
29. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
  - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### **Ordinance**

- P. On 1/25/05, the City's Stormwater Management Division approved a Stormwater Storage Waiver for this development.
- Q. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- R. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - (2) Drywells are not permitted.
- S. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

#### **Streets and other related improvements:**

| <b>STREET NAME</b>      | <b>STREET TYPE</b> | <b>R.O.W. DEDICATION</b>   | <b>ROADWAY IMPROVEMENT</b> | <b>CURB TYPE</b> | <b>BIKE PATH, SIDEWALK, TRAILS</b> |
|-------------------------|--------------------|----------------------------|----------------------------|------------------|------------------------------------|
| Bell Road               | Minor Arterial     | 55' Half Street (existing) | Existing                   | Existing         | Existing                           |
| Hartford Drive          | Residential        | 35' Half Street (existing) | Existing                   | Existing         | Existing                           |
| 82 <sup>nd</sup> Street | Minor Collector    | 35' Half Street (existing) | Existing                   | Existing         | Existing                           |
|                         |                    |                            |                            |                  |                                    |

#### **DRB Stipulations**

30. Three driveways are allowed for this site, two on Hartford Drive and one on 82<sup>nd</sup> Street. The driveway on 82<sup>nd</sup> Street and the north driveway on Hartford Drive are to be built per approved City of Scottsdale Plan# 4031-04, Perimeter Parkview Corporate Center. An additional driveway is allowed on Hartford Drive near the east property line. Minimum spacing between driveways on Hartford Drives shall be 165'. This driveway shall be design and construct in general conformance with City of Scottsdale Standard detail #2257, type CH-1.
31. Plans shall be revised to show a straight drive aisle at the proposed easterly driveway perpendicular to the centerline of Hartford Drive. The connection to the proposed ramp shall intersect this drive aisle at an angle.

#### **Ordinance**

- T. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

### **INTERNAL CIRCULATION:**

#### **DRB Stipulations**

32. The developer shall provide a minimum parking-aisle width of 24 feet.
33. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.



34. Long term, secure bike parking shall be provided on the site near the building entrance. Standard bike parking shall be identified on the site plans.
35. Handicap parking near building entrance shall be shown on the plans.
36. Plans shall be revised to eliminate the 'Y' configuration at the intersection of the underground parking and on-site driveway.
37. A pedestrian connection shall be provided along at least one side of the proposed driveway on Hartford Drive to the proposed building.
38. A pedestrian connection shall be provided from the corner of 82<sup>nd</sup> Street and Bell Road to the proposed building.
39. Parking deck shall be constructed to accommodate fire trucks with 83,000 lbs weight.

#### **Ordinance**

- U. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

#### **EASEMENTS AND DEDICATIONS**

| <b>EASEMENT / DEDICATION</b> | <b>DESCRIPTION</b>                        |
|------------------------------|---|
| Sight Distance Easements     | Per City of Scottsdale DS&PM requirements |
|                              |   |

#### **DRB Stipulations**

40. Sight distance easements shall be dedicated over sight distance triangles.
  - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
  - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
41. Vehicular Non-Access Easement:
  - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Hartford Drive except at the approved driveway location.
42. Indemnity Agreements:
  - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

#### **Ordinance**

- V. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

- W. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

X. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

**REFUSE:**

**DRB Stipulations**

43. The developer shall contact Mark Powell, City of Scottsdale Sanitation Department (480) 312-5610 and demonstrate that the refuse compactors proposed under Phase I have sufficient capacity to satisfy the refuse need for this Phase (Building 2). A written approval from Mark Powell shall be provided at the time of Final Plan submittal. Refuse requirement for future buildings on this lot will need to be satisfied when the future phases are proposed for development.
44. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.
45. Enclosures must:
  - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
  - b. Be positioned to facilitate collection without "backtracking."
  - c. Be easily accessible by a simple route.
  - d. Not require backing more than 35 feet.
  - e. Not be located on dead-end parking aisles.
  - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

**Ordinance**

Y. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 SF, as shown above. For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.

Z. Underground vault-type containers are not allowed.

AA. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

BB. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City

Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**DRB Stipulations**

46. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**WATER:****DRB Stipulations****Ordinance**

CC. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:****DRB Stipulations**

Private Sewer System

47. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

48. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

LOCATION & CLEARANCE.

DD. Privately owned sanitary sewer shall not run parallel within the waterline easement.

MONITORING MANHOLE.

EE. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.

**CONSTRUCTION REQUIREMENTS****DRB Stipulations**

As-Built Plans.

49. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

FF. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of

dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]